



ATTACHMENT 4
CAL FIRE – SAN LUIS OBISPO
FIRE SAFETY PLAN



Date: **June 19, 2014**

Project Number: DRC2013-00104

Project City: Templeton

Owner Name: Lee and Alexandra Chamberlain

City, State, Zip: Templeton, CA, 93465

Agent Name: Steve Gregory

City, State, Zip: Paso Robles, CA, 93446

Project Location: 1761 Horizon Lane

Cross Street: Santa Rita Road

Owner Address: 1761 Horizon Lane

Owner Phone(s): 805-909-9005

Agent Address: P.O Box 4068

Agent Phone(s): 805-234-4850

Project Notes: MUP FOR AN 1,198 SQ FT SECONDARY RESIDENCE AND A 484 SQ FT BARN. WAIVE DISTANCE BETWEEN PRIMARY & SECONDARY

- The following **checked** items are required to be completed prior to final inspection of this project.
- Fire department final inspection can be scheduled by calling **(805) 543-4244, extension #3429**.
- Inspections will be completed on **Tuesday** for South County areas and **Thursday** for North County areas.
- Please have your County issued permit card on site and visible.
- Visit our website at www.calfireslo.org for more information.

This project is located approximately **7** minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires, and **is** designated as a **Very High** Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following CHECKED standards are required:

- | |
|---|
| <input checked="" type="checkbox"/> SETBACK 30-foot building setback from property line required for parcels 1 acre in size or larger
**Note: All setbacks are subject to S.L.O County Planning Department approval. |
| <input checked="" type="checkbox"/> FIRE SPRINKLERS A fire sprinkler system is required for this project per local Fire Code. |
| <input checked="" type="checkbox"/> Fire alarm bell must be installed and working at final inspection (If required by NFPA 13D). |
| <input checked="" type="checkbox"/> Mount spare heads & wrench box in garage or near riser. (1 of each type) |
| <input checked="" type="checkbox"/> TANK A water storage tank is required that gravity feeds a residential fire connection |
| <input checked="" type="checkbox"/> 2500 gallons of minimum water storage is required for fire protection |
| <input type="checkbox"/> Note: 2500 Gallon minimum. Structures within 50 feet of project are calculated as part of the tank capacity requirement. C-16 or FPE will calculate capacity of tank if project is sprinklered. |
| <input checked="" type="checkbox"/> Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones |
| <input checked="" type="checkbox"/> Automatic Fill, Sight Gauge & Venting System required |
| <input checked="" type="checkbox"/> Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe |
| <input checked="" type="checkbox"/> System must gravity drain to the Fire Department Connection |
| <input checked="" type="checkbox"/> Fire connection shall be located on the approach to the structure(s) |
| <input checked="" type="checkbox"/> Fire connection must be located not less than 50 feet & no more than 150 feet from the structure |
| <input checked="" type="checkbox"/> Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade |
| <input checked="" type="checkbox"/> Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle. |
| <input checked="" type="checkbox"/> If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection |
| <input checked="" type="checkbox"/> Must maintain a 3 foot clear space around the circumference of the connection at all times |
| <input checked="" type="checkbox"/> Blue dot reflector must be located near fire connection, visible to approaching vehicles |
| <input type="checkbox"/> HYDRANT A fire hydrant is required that can deliver 750 gallons per minute for 2 hours. |
| <input type="checkbox"/> ****Must submit a completed Community Water System Verification Form |
| <input type="checkbox"/> Must have two 2 1/2" outlets and one 4" outlet with National Standard threads |
| <input type="checkbox"/> Must be located within 8 feet of the roadway |
| <input type="checkbox"/> Place a blue dot road reflector on roadway, just off center, on the side of the hydrant |
| <input type="checkbox"/> Hydrant must be located within 250 feet of the residence. |
| <input type="checkbox"/> Must maintain a 3 foot clear space around the hydrant at all times |

<input type="checkbox"/>	ACCESS ROAD A 20-foot access road is required
<input type="checkbox"/>	All weather surface capable of supporting 20 tons
<input type="checkbox"/>	10 feet of fuel modification is required on both sides of road
<input type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"
<input type="checkbox"/>	Where road exceeds a 12% grade, it must be a nonskid surface
<input type="checkbox"/>	If road exceeds a 16% grade, it must be certified by an engineer
<input type="checkbox"/>	Road must be named & posted using the County standard signage
<input type="checkbox"/>	DRIVEWAY must be 16 feet wide
<input checked="" type="checkbox"/>	All weather surface capable of supporting 20 tons
<input checked="" type="checkbox"/>	Where driveway exceeds a 12% grade, it must be a paved nonskid surface
<input checked="" type="checkbox"/>	If driveway exceeds a 16% grade, it must be certified by an engineer
<input checked="" type="checkbox"/>	10 feet of fuel modification is required on both sides of the driveway
<input checked="" type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"
<input type="checkbox"/>	Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure
<input type="checkbox"/>	Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (Exception: 16' wide driveways)
<input type="checkbox"/>	BRIDGE is required to support a fire engine load weight of 20 tons
<input type="checkbox"/>	Bridge must have a sign indicating load & vertical clearance limits at entrances
<input type="checkbox"/>	One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility
<input checked="" type="checkbox"/>	GATE entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.
<input checked="" type="checkbox"/>	Center line of lane turning radius must be at least 25 feet
<input checked="" type="checkbox"/>	Electric gates shall be maintained <u>operational at all times</u> and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.
<input checked="" type="checkbox"/>	100' FLAMMABLE VEGETATION MANAGEMENT around structures required.
<input checked="" type="checkbox"/>	Maintain a fire clearance of 30 feet around all buildings & structures
<input checked="" type="checkbox"/>	Within the area of 30'-100' from structures, additional fire reduction measures shall be required.
<input checked="" type="checkbox"/>	Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof
<input checked="" type="checkbox"/>	LPG TANKS Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container
<input checked="" type="checkbox"/>	Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers
<input checked="" type="checkbox"/>	IGNITION RESISTANT CONSTRUCTION REQUIREMENTS This project must meet all requirements of Chapter 7A of the 2013 California Building Code for Fire-Resistance-Rated Construction. Please contact the San Luis Obispo County Department of Planning & Building for more information at (805) 781-5600.
<input checked="" type="checkbox"/>	A Class A non-combustible roof is required that meets all requirements of Chapter 7A of the 2013 California Building Code.
<input checked="" type="checkbox"/>	ADDRESS Each residence requires separate address numbers, assigned by the San Luis Obispo County Department of Planning and Building. Please contact (805) 781-5157 for more information.
<input checked="" type="checkbox"/>	Highly visible with contrasting background permanent address numbers shall be placed at the driveway entrance <u>and</u> directional signs at each T or Y intersection (minimum 6" letter/number height, 1/2 inch stroke). Reflective numbers are highly recommended!
<input checked="" type="checkbox"/>	Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).
<input checked="" type="checkbox"/>	SMOKE & CARBON MONOXIDE DETECTOR Smoke detectors are required in all sleeping areas and in hallways leading to sleeping areas.
Comments: Fire Sprinklers are required in home. Both structures require Ignition Resistant Construction.	

Please note: Any changes made to this project shall cancel the Fire Safety Plan and require new plans to be submitted to CAL FIRE for review and the issuance of a new fire plan. If this project is not completed within the time allotted by the Building Permit; it will be required to meet all applicable fire codes in effect at the time a new permit is issued and before final inspection of the structure. Any future change of occupancy will also require compliance with all codes in effect at that time.

Kevin McLean
Fire Captain



FH



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/9/2014

TO: PWFROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00104 CHAMBERLAIN – Proposed minor use permit for a 1,198 sf secondary residence and a 484 sf barn, and distance waiver between the primary and secondary dwellings. Site location is 1761 Horizon Ln, Templeton. APN: 039-261-014

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES
☒ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

NO CONCERNS

Date

6.20.14

Name

Schani Siong

Phone

5271

Templeton Area Advisory Group (TAAG)

August 21, 2014

DRC2013-00104 Chamberlain MUP

Construct a 1,198 square foot secondary residence and a 484 square foot barn and a distance waiver between primary and secondary residences at 1761 Horizon Lane, Templeton.

Community Vision: The project will construct a "farm house style" secondary residence and barn on a 29 acre parcel located off of Santa Rita Road. Although the proposed site of the secondary residence is well beyond the approved 250 foot distance between primary and secondary residences, the site has previously been permitted for a secondary home.

Agricultural Resources: no change in use.

Grading and Drainage: The proposed site does not require any additional grading. The existing concrete pad will be replaced with a new pad as will the existing septic system. Water runoff will be captured and drain to a bioswale.

Roads: The site has an existing driveway off of Santa Rita Road and no other additional roads will be added. Access to the primary residence will be via Horizon Lane. ARC suggests adding an asphalt apron to the base of the driveway connecting to Santa Rita Road.

Visual Impacts: The secondary residence and barn should use the approved color palate to blend in with the natural surroundings and be shielded from view of Santa Rita Road using native, drought tolerant landscaping.

Lighting: Any outside lighting should be consistent with the Templeton Community Design Plan (TCDP) including down-casted and shielded from light trespass beyond the site. Any security lighting must be on timers and turn off in a short, reasonable time.

Fencing: no new fencing was proposed.

Oak removal: no oaks will be removed.

Signage: no signage was proposed.

Due to the parcel's topography and previous permitting for a secondary residence at the proposed site, ARC supports the construction and distance waiver of this secondary residence and barn providing the specific conditions above are met.

TAAG Vote: Approved, 7-0